

Mary Lou Terrien

From: Kim Schroeder <kim@archivemediapartners.com>
Sent: Tuesday, February 23, 2016 9:48 PM
To: Mary Lou Terrien
Subject: House Bill 5232

February 23, 2016

I am writing with regard to the proposed State Congressional bills HB 5232 and

SB 720. These bills will slowly kill historic districts in our state by requiring more administration and repeated voting to maintain historic status.

As a resident of a Historic District with a business background and as a community activist I am hard-pressed to see any common sense in these proposals. The quote from a co-sponsor of this bill, Representative Afendoulis "If you live in an historic district, in some ways you don't have control over your property..." implies that this is to protect individual property rights. My advice would be to simply not buy a house in a historic district if you do not have the intention of maintaining its original character. Just like many neighborhoods that have requirements for house color and grass cutting, historic districts have well documented guidelines.

The character of a community is inextricably tied to its architecture. Time and again, studies show that on a national level the most stable neighborhoods are historic districts. These districts not only stabilize the tax base of our cities but they are travel destinations and provide quality living in each neighborhood. In some of our poorest cities they are the main tax base.

In my City there are approximately 20,000 people living in historic districts in some of the finest built houses in America. This architecture is a tribute to the amazing global array of tradespeople that came to build for the rich of the lumber, railway and manufacturing industries.

Why would our politicians want to disassemble that in the midst of all the upheaval in our state? The poor conditions of roads, the water supply, and major public education challenges should come first.

This indicates to me that there is some other reason for this legislation and it is certainly not looking out for the best interests of the residents who have put down thousands and tens of thousands of dollars to preserve architecture and it is certainly not looking out for the rest of the residents of the city that benefit from the solid tax base of the historic districts.

This action makes no sense and weakens our state tourism, property tax payments to schools, and overall community stability.

Sincerely,

Kim Schroeder

Former Detroit Historic Neighborhoods Coalition Chair

Midtown Alliance President

Historic District Resident

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